

CODE SUMMARY - RELATED SECTIONS OF NOTE

708.3 Fire-resistance rating. Fire partitions shall have a fire-resistance rating of not less than 1 hour.
Exceptions:
 1. Corridor walls permitted to have a 1/2-hour fire-resistance rating by Table 1020.1.
 2. Dwelling unit and sleeping unit separations in buildings of Type IIB, IIIB and VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

708.4 Continuity. Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistance-rated floor/ceiling or roof/ceiling assembly above, and shall be securely attached thereto. In combustible construction where the fire partitions are not required to be continuous to the sheathing, deck or slab, the space between the ceiling and the sheathing, deck or slab above shall be fireblocked or draftstopped in accordance with Sections 718.2 and 718.3 at the partition line. The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for walls separating tenant spaces in covered and open mall buildings, walls separating dwelling units, walls separating sleeping units and corridor walls, in buildings of Type IIB, IIIB and VB construction.

711.2.3 Supporting Construction. The supporting construction shall be protected to afford the required fire-resistance rating of the horizontal assembly supported.
Exception: In buildings of Type IIB, IIIB or VB construction, the construction supporting the horizontal assembly is not required to be fire-resistance rated at the following:
 2. Horizontal assemblies at the separations of dwelling units and sleeping units as required by Section 420.3.

711.2.4.3 Dwelling units and sleeping units. Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction.
Exception: Horizontal assemblies separating dwelling units and sleeping units shall be not less than 1/2-hour fire-resistance-rated construction in a building of Type IIB, IIIB and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1.
Exceptions:
 1. In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and the common path of egress travel does not exceed 125 feet (38 100 mm).

CODE INFORMATION

500 WEST WASHINGTON REDEVELOPMENT POTTER LAWSON PROJECT NO. 2019.25.00
 502 & 510 WEST WASHINGTON AVENUE
 MADISON, WI 53703

ITEM	INFORMATION	REMARKS
DESIGN CODE(s):	WISCONSIN ENROLLED CODE 2015 IBC	
OCCUPANCY(ies):	R-2 RESIDENTIAL PARKING B BUSINESS A-3 ASSEMBLY	NON-SEPERATED MIXED USE
CONSTRUCTION TYPE:	S-2 TYPE IA M TYPE IA R-2 TYPE IA & TYPE IIB A-3 TYPE IIB	
BUILDING HEIGHT & NO. OF STORES:	1 STORY R-2 / S-2 / M 5 STORES R-2	
BUILDING HEIGHT:	14' - 0" R-2 / S-2 / M 60' - 4" R-2 74' - 4" TOTAL BUILDING HEIGHT	
FULLY SPRINKLED?:	YES, NFPA 13	
BUILDING AREAS		
ITEM	ALLOWABLE AREA / FLOOR NO. OF STORES	ACTUAL AREA / FLOOR NO. OF STORES
CONSTRUCTION TYPE		
TYPE IA S-2	UNLIMITED; UNLIMITED	26,993 GSF, 2 STORES
TYPE IA B	UNLIMITED; UNLIMITED	2,308 GSF, 1 STORY
TYPE IIB R-2	48,000SF; 5 STORES	21,773 GSF, 5 STORES
TYPE IIB A-3	28,500SF; 3 STORES	4,057 GSF, 1 STORY

MEANS OF EGRESS

ITEM	REQUIRED	PROVIDED / REMARKS
NUMBER OF EXITS	2 PER OCCUPIED FLOOR	2 PROVIDED
FIRE RESISTANCES, SUPPRESSION, AND ALARM		
NUMBER OF EXITS	2 PER OCCUPIED FLOOR	2 PROVIDED
PARKING STRUCTURES - TYPE		
PRIMARY STRUCTURAL FRAME	3HR	3HR
EXTERIOR BEARING WALLS	3HR	3HR
INTERIOR BEARING WALLS	SEE TABLE 602	SEE TABLE 602
EXTERIOR NON-BEARING WALLS	0HR	0HR
INTERIOR NON-BEARING WALLS	0HR	0HR
FLOORS	2HR	2HR
ROOF	1 1/2HR	1 1/2HR
STAIR SHAFTS	2HR	2HR
HORIZONTAL SEPERATION	3HR	3HR
RESIDENTIAL - TYPE		
PRIMARY STRUCTURAL FRAME	0HR	0HR
EXTERIOR BEARING WALLS	0HR	0HR
INTERIOR BEARING WALLS	0HR	0HR
EXTERIOR NON-BEARING WALLS	SEE TABLE 602	SEE TABLE 602
INTERIOR NON-BEARING WALLS	0HR	0HR
FLOORS	0HR	0HR
ROOF	0HR	0HR
STAIR SHAFTS	2HR	2HR
HORIZONTAL SEPERATION	3HR	3HR
FIRE SUPPRESSION		
	AUTOMATIC SPRINKLER SYSTEM FULL COVERAGE	NFPA TYPE 13
FIRE ALARM SYSTEM		
	FULL COVERAGE	

GENERAL NOTES

- FIRE BARRIERS AND SMOKE BARRIERS SHALL BE PERMANENTLY IDENTIFIED WITH STENCILING IN ACCESSIBLE AND CONCEALED LOCATIONS AT INTERVALS NOT EXCEEDING 30' ALONG THE BARRIER.

CODE LEGEND

- EXIT WIDTH
- OCUPANT CAPACITY OF EXIT
- OCUPANCY CLASSIFICATION
- OCUPANCY CAPACITY
- EGRESS PATH OF TRAVEL
- 1-S 1-HOUR SMOKE BARRIER
- 1-H 1-HOUR FIRE PARTITION
- 2-H 2-HOUR FIRE BARRIER

OCCUPANT LOADS

OCCUPANCY	ALLOWABLE SFOCCUPANT	TOTAL OCCUPANTS
BUILDING AREAS	AREA	CALCULATED OCCU.
BASEMENT		
PARKING (S-2)	200 SF GROSS	26,993 SF
		135 OCC.
FIRST FLOOR		
RESIDENTIAL (R-2)	200 SF GROSS	9,188 SF
STORAGE (S-2)	300 SF GROSS	14,962 SF
BUSINESS (B)	100 SF GROSS	2,308 SF
		48 OCC.
		50 OCC.
		24 OCC.
SECOND FLOOR		
RESIDENTIAL (R-2)	200 SF GROSS	20,586 SF
ASSEMBLY (A-3)	15 SF NET	1,252 SF
TERRACE (A-3)	15 SF NET	2,805 SF
		103 OCC.
		84 OCC.
		187 OCC.
THIRD FLOOR		
RESIDENTIAL (R-2)	200 SF GROSS	21,773 SF
		109 OCC.
FOURTH FLOOR		
RESIDENTIAL (R-2)	200 SF GROSS	21,773 SF
		109 OCC.
FIFTH FLOOR		
RESIDENTIAL (R-2)	200 SF GROSS	19,489 SF
		98 OCC.
SIXTH FLOOR		
RESIDENTIAL (R-2)	200 SF GROSS	15,068 SF
		76 OCC.
TOTAL ESTIMATED OCCUPANTS		156,167SF
		1,021 OCC.

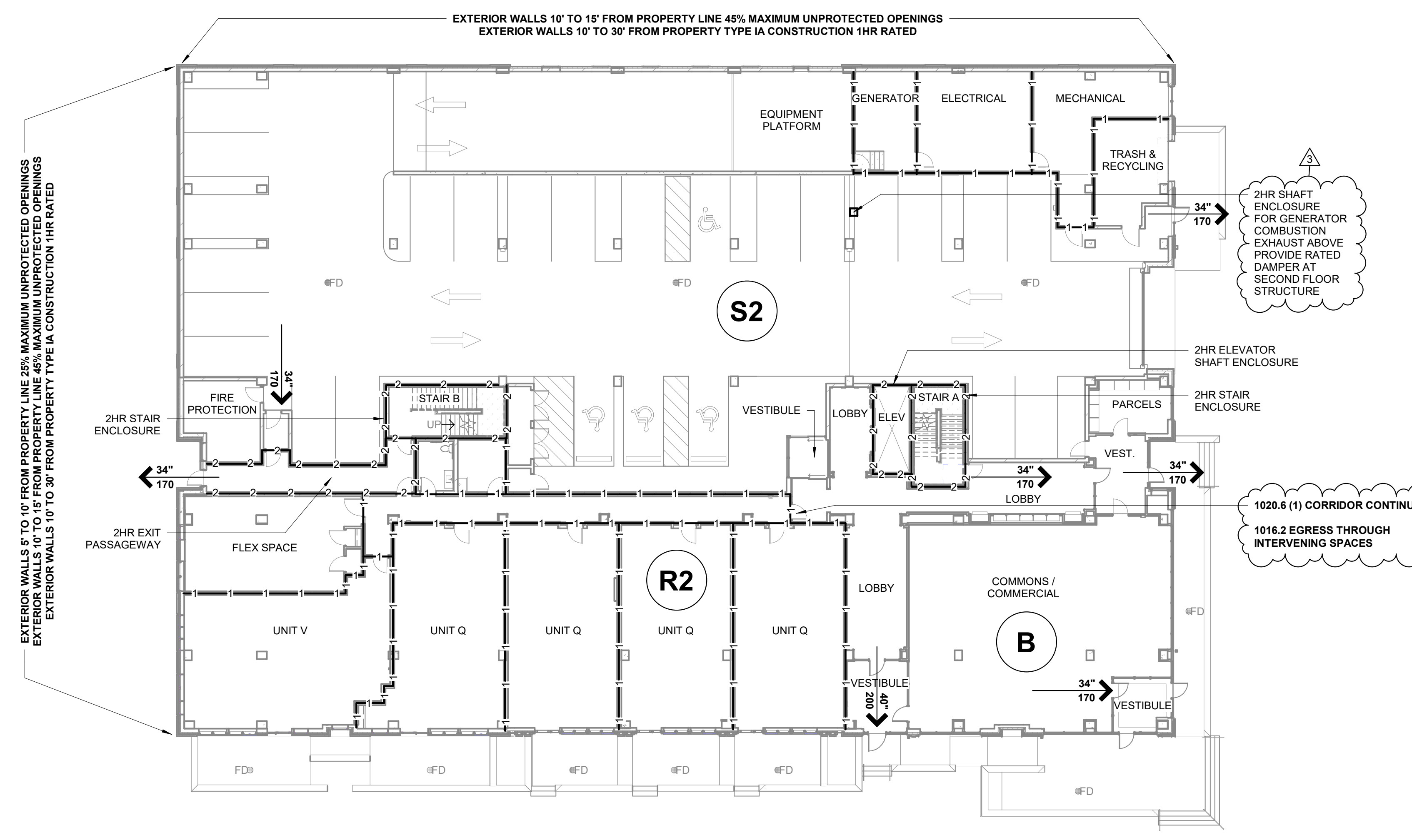
UNIT DEVELOPMENT SUMMARY

UNITS	BEDS	NUMBER
Unit A	1 Bed	12
Unit C	1 Bed	6
Unit E	1 Bed	2
Unit E2	1 Bed	2
Unit H	1 Bed	10
Unit J	1 Bed	4
Unit K2	1 Bed	1
Unit L	1 Bed	2
Unit L2	1 Bed	1
Unit P	1 Bed	4
Unit Q	1 Bed	3
Unit Q.1	1 Bed	1
Unit S	1 Bed	5
Unit U	1 Bed	4
		57
Unit B	2 Bed	6
Unit F	2 Bed	1
Unit M	2 Bed	6
Unit T	2 Bed	6
Unit V	2 Bed	1
Unit W	2 Bed	4
Unit Z	2 Bed	2
		26
Unit G	3 Bed	1
		1
Unit D	Studio	2
Unit D.2	Studio	4
Unit K	Studio	2
Unit Y	Studio	2
Unit Y - 5th & 6th Floors	Studio	2
		12
		96

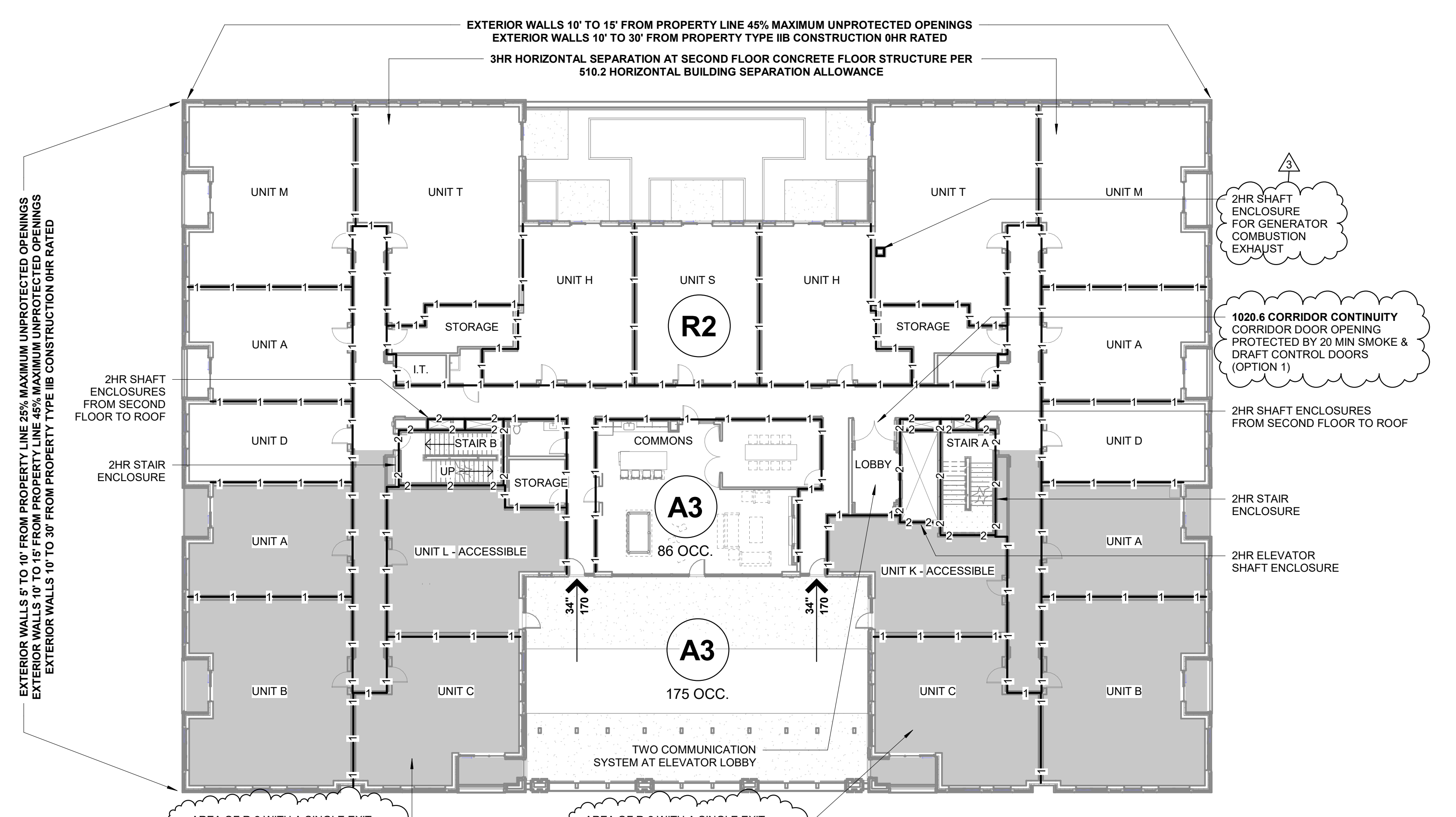
DEVELOPMENT SUMMARY

PARKING	REGULAR STALLS	SMALL STALLS	ADA STALLS	VAN ADA STALL	TOTAL STALLS
	61	24	3	1	89

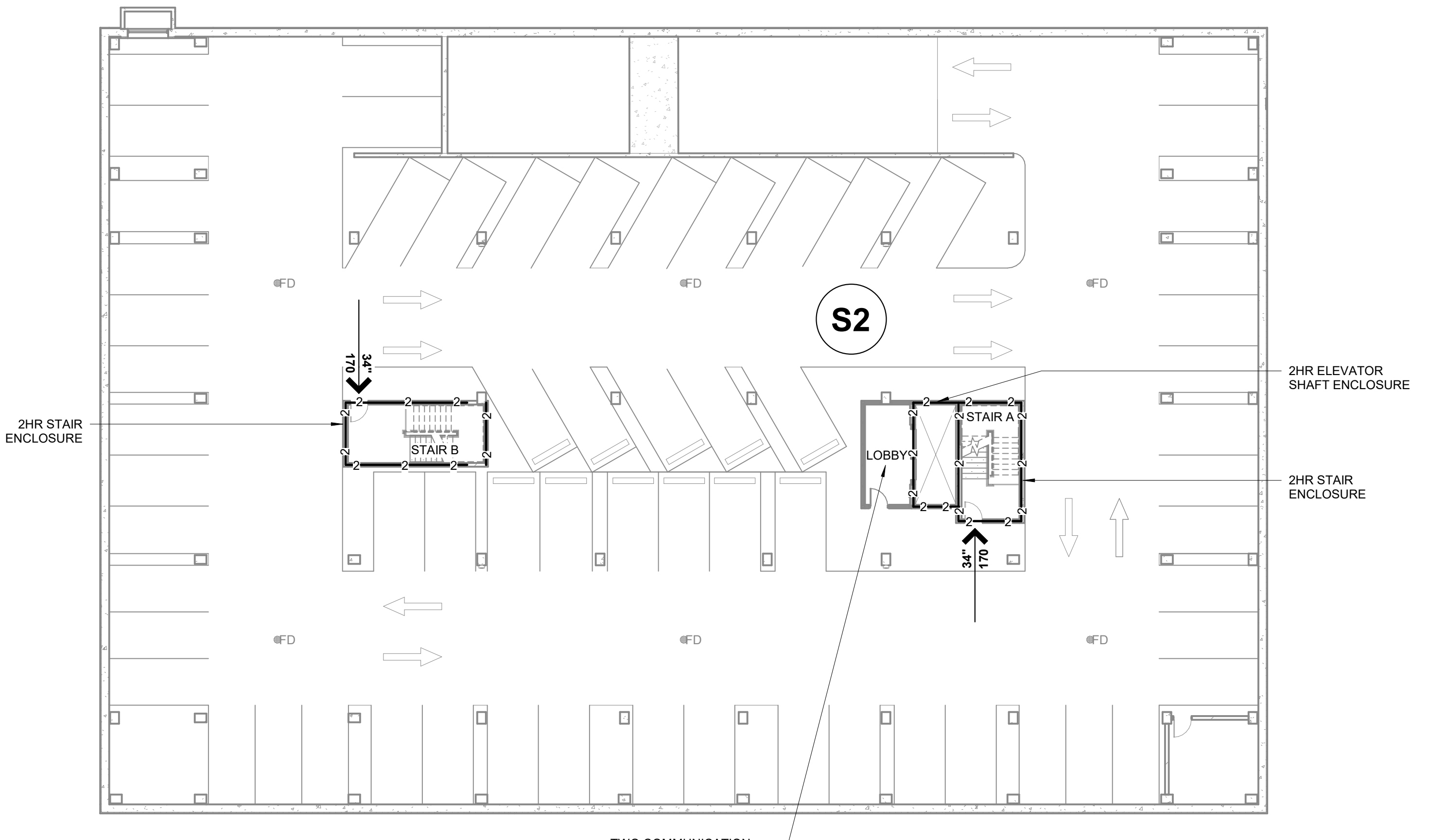
BIKES STALLS	RESIDENT LONG TERM FLR	RESIDENT LONG TERM WALL	RESIDENTIAL VISITOR	COMMERCIAL VISITOR	TOTAL BIKE STALLS
	14	89	10	2	115



2 FIRST FLOOR - CODE PLAN
 A002 1/16" = 1'-0"



3 SECOND FLOOR - CODE PLAN
 A002 1/16" = 1'-0"

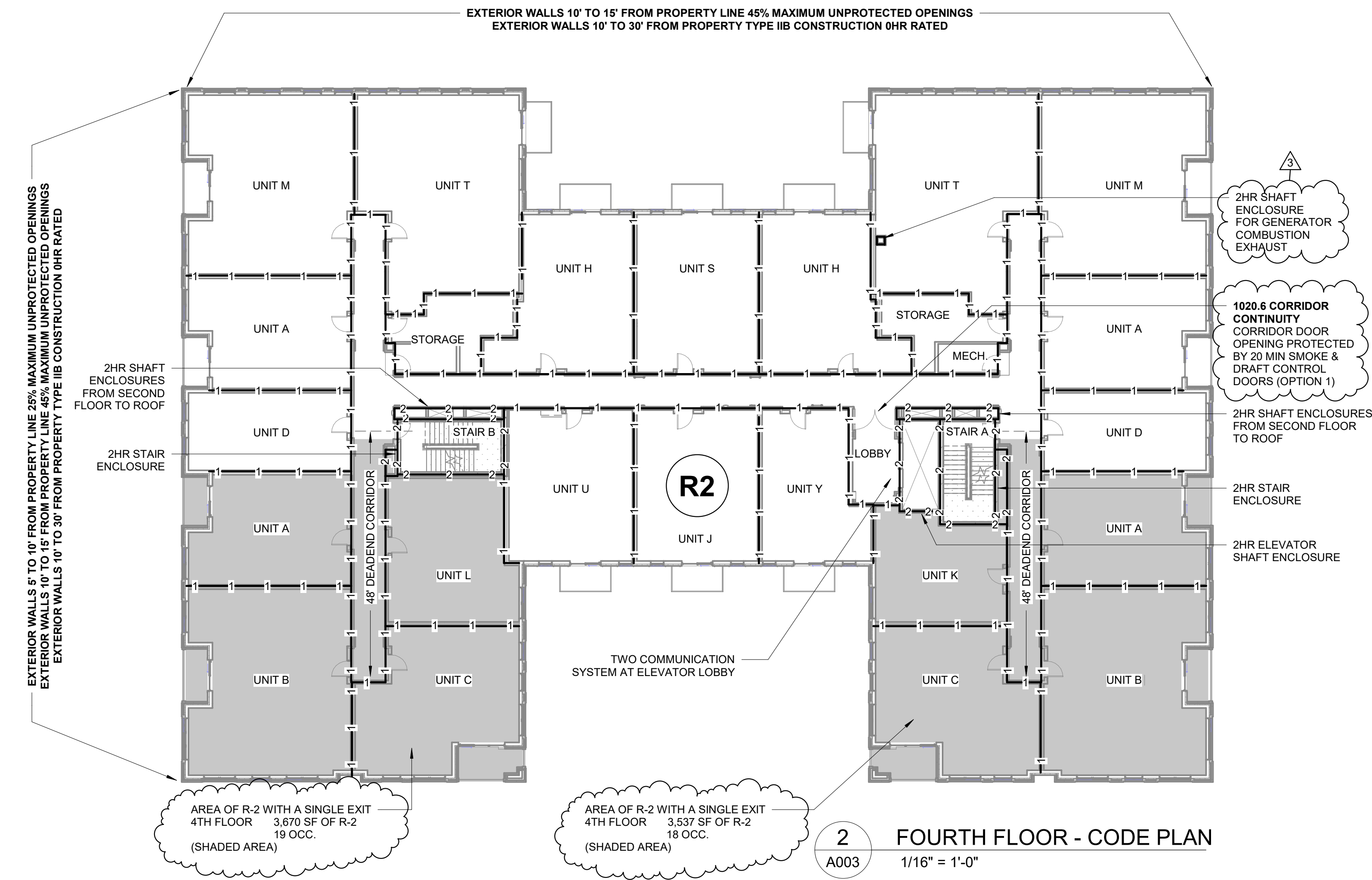
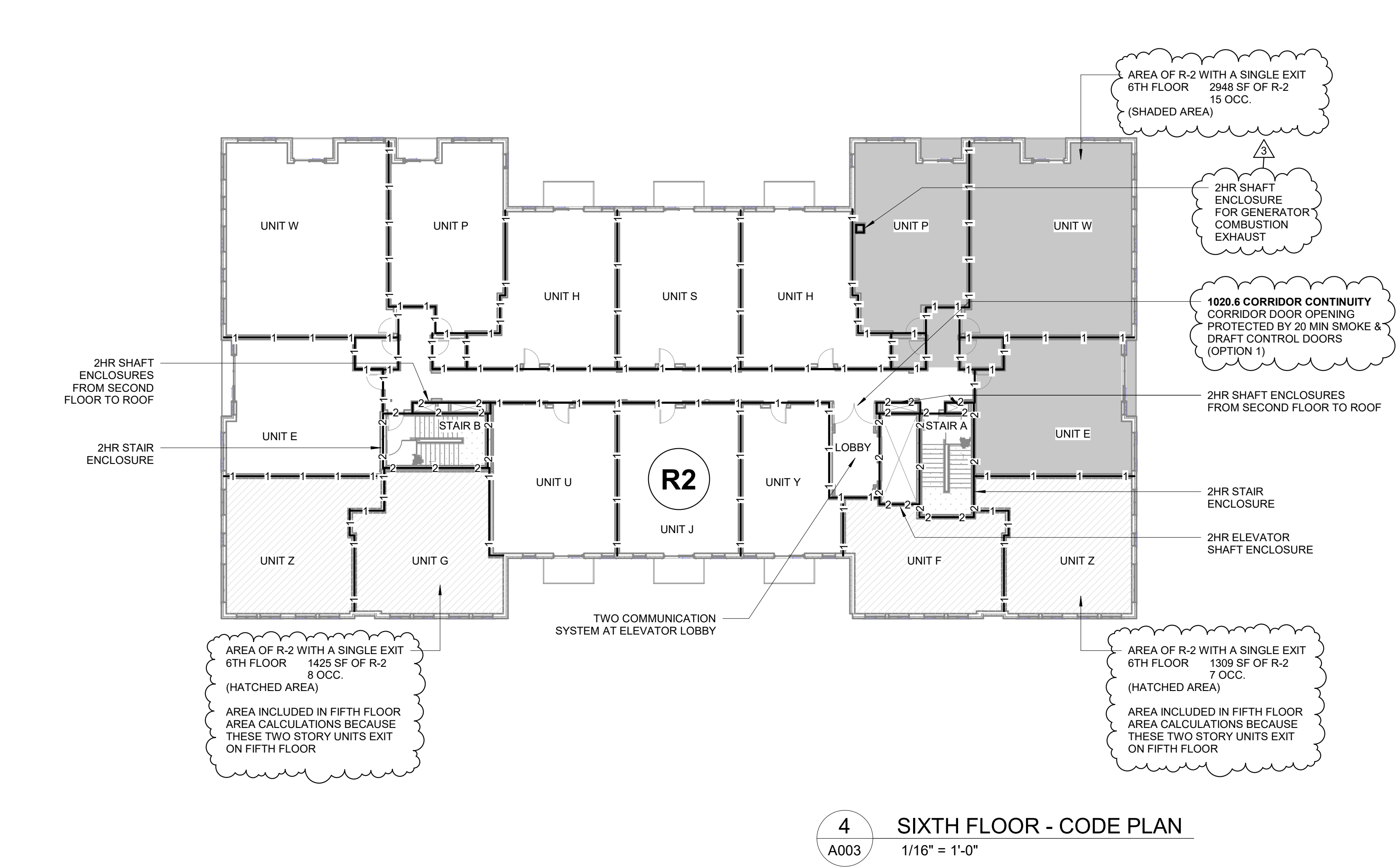
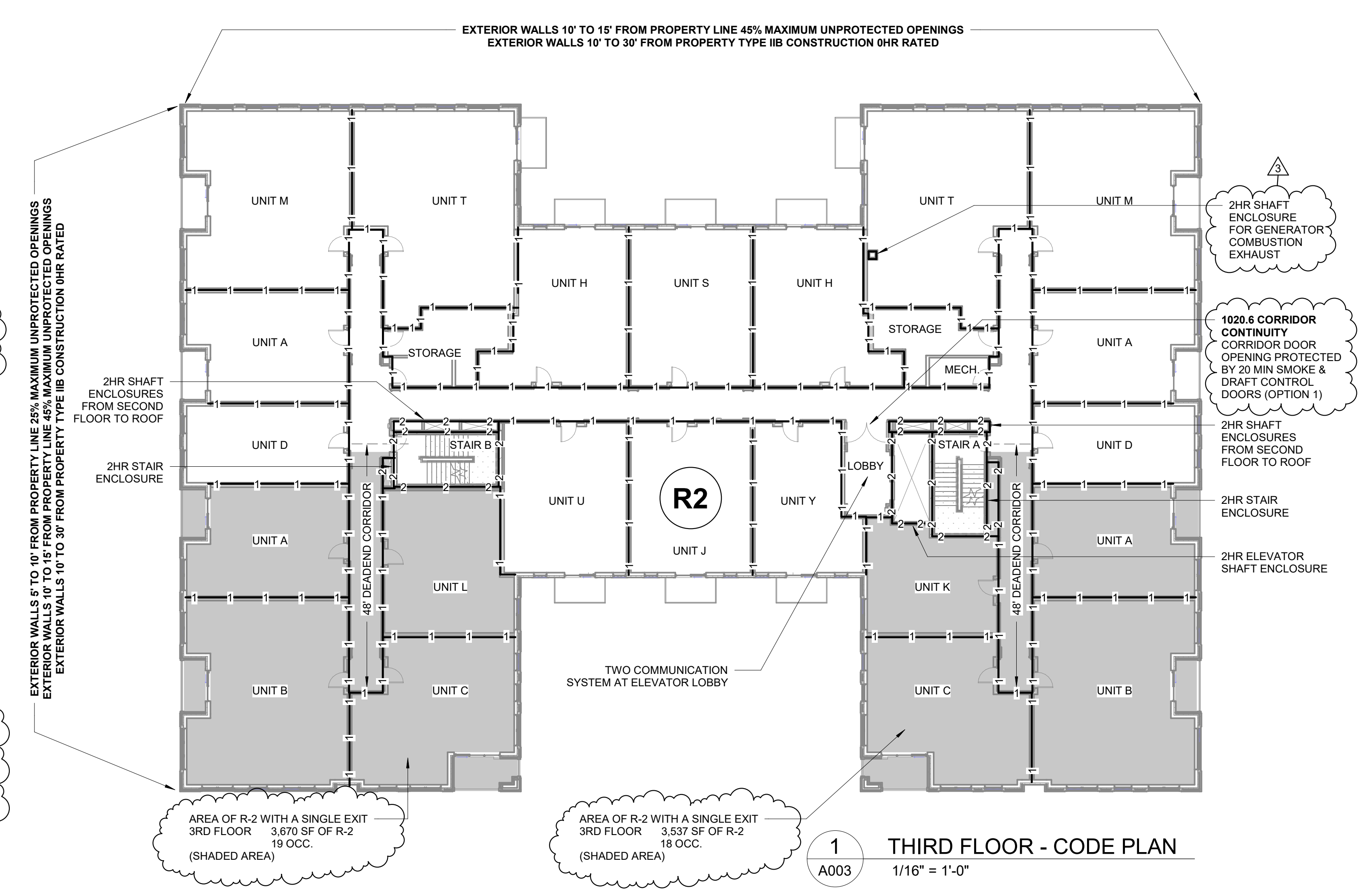
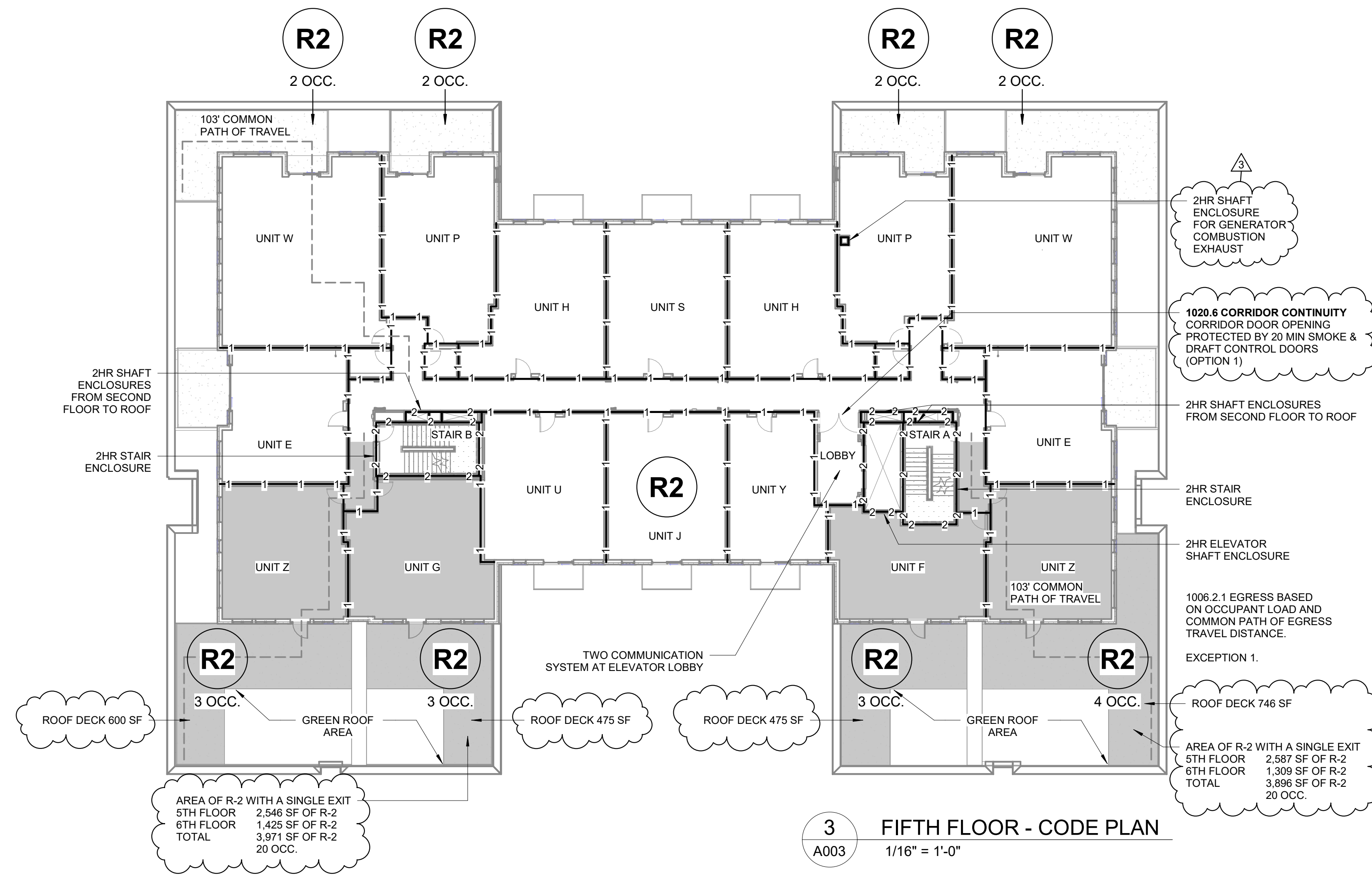


1 PARKING LEVEL - CODE PLAN
 A002 1/16" = 1'-0"

500 West Washington
 Redevelopment
 Keller Real Estate Group
 502 & 510 West Washington
 Avenue
 Madison, WI
 2019.25.00

DATE	ISSUANCE/REVISIONS
10/16/20	BID DOCUMENTS
10/30/20	ADDENDUM 3
01/25/21	PLAN REVIEW

CODE PLANS

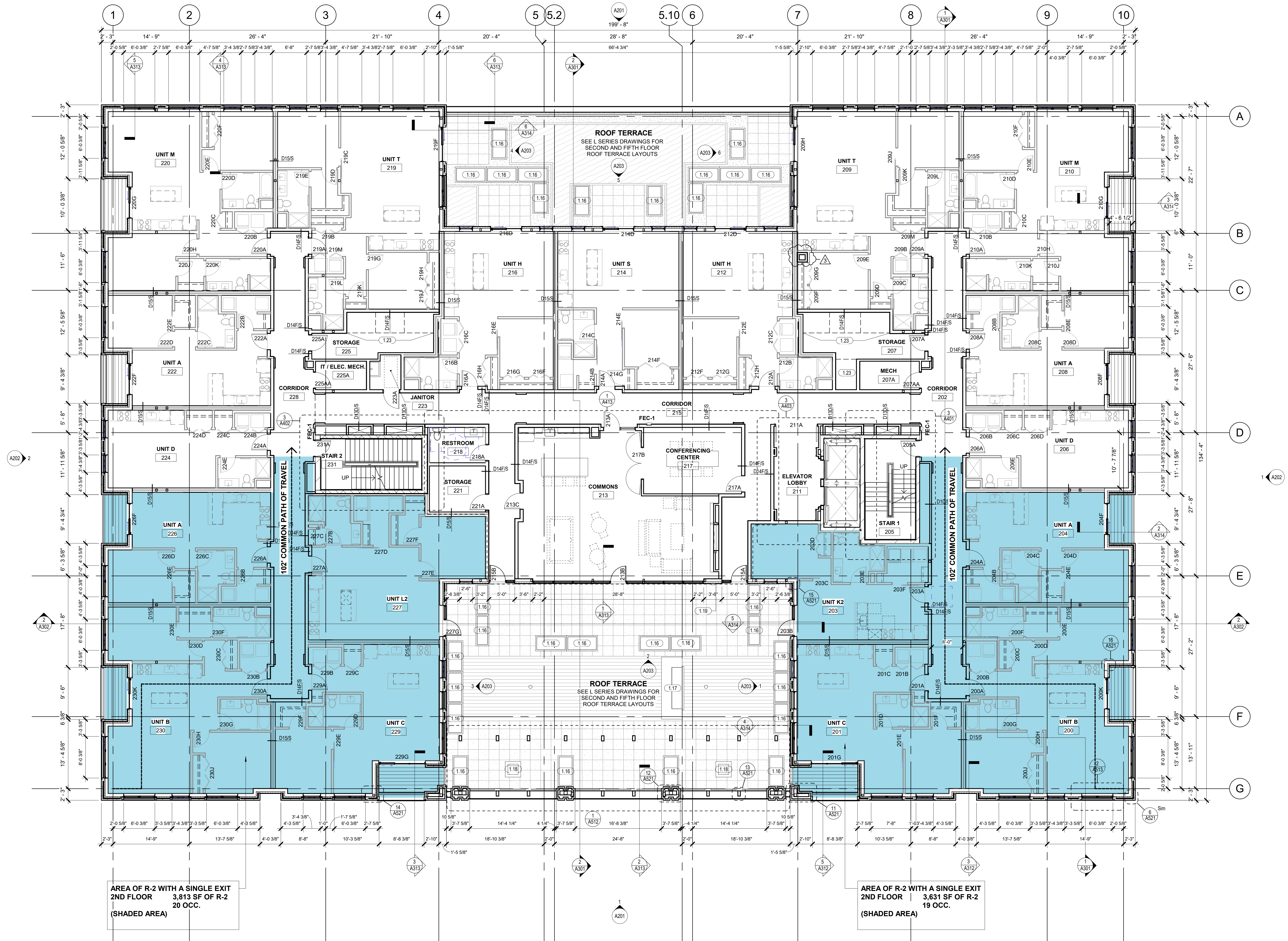


- GENERAL NOTES**
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- CODE LEGEND**
- EXIT WIDTH
 - OCCUPANT CAPACITY OF EXIT
 - OCCUPANCY CLASSIFICATION
 - OCCUPANCY CAPACITY
 - EGRESS PATH OF TRAVEL
 - 1-HOUR SMOKE BARRIER
 - 1-HOUR FIRE PARTITION
 - 2-HOUR FIRE BARRIER

500 West Washington
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Keller Real Estate Group
502 & 510 West Washington
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Madison, WI
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DATE	ISSUANCE/REVISIONS
10/16/20	BID DOCUMENTS
10/30/20	ADDENDUM 3
01/25/21	PLAN REVIEW

CODE PLANS



Key Value	Keynote Text
1.16	LANDSCAPE PLANTER. SEE LANDSCAPE DRAWINGS.
1.17	GRILLING STATION. SEE LANDSCAPE DRAWINGS.
1.18	GAS FIRE TABLE. SEE LANDSCAPE DRAWINGS.
1.19	EMERGENCY GAS SHUTOFF. SEE MECHANICAL DWGS.
1.23	FULL HEIGHT CHAIN-LINK STORAGE UNIT PARTITIONS.

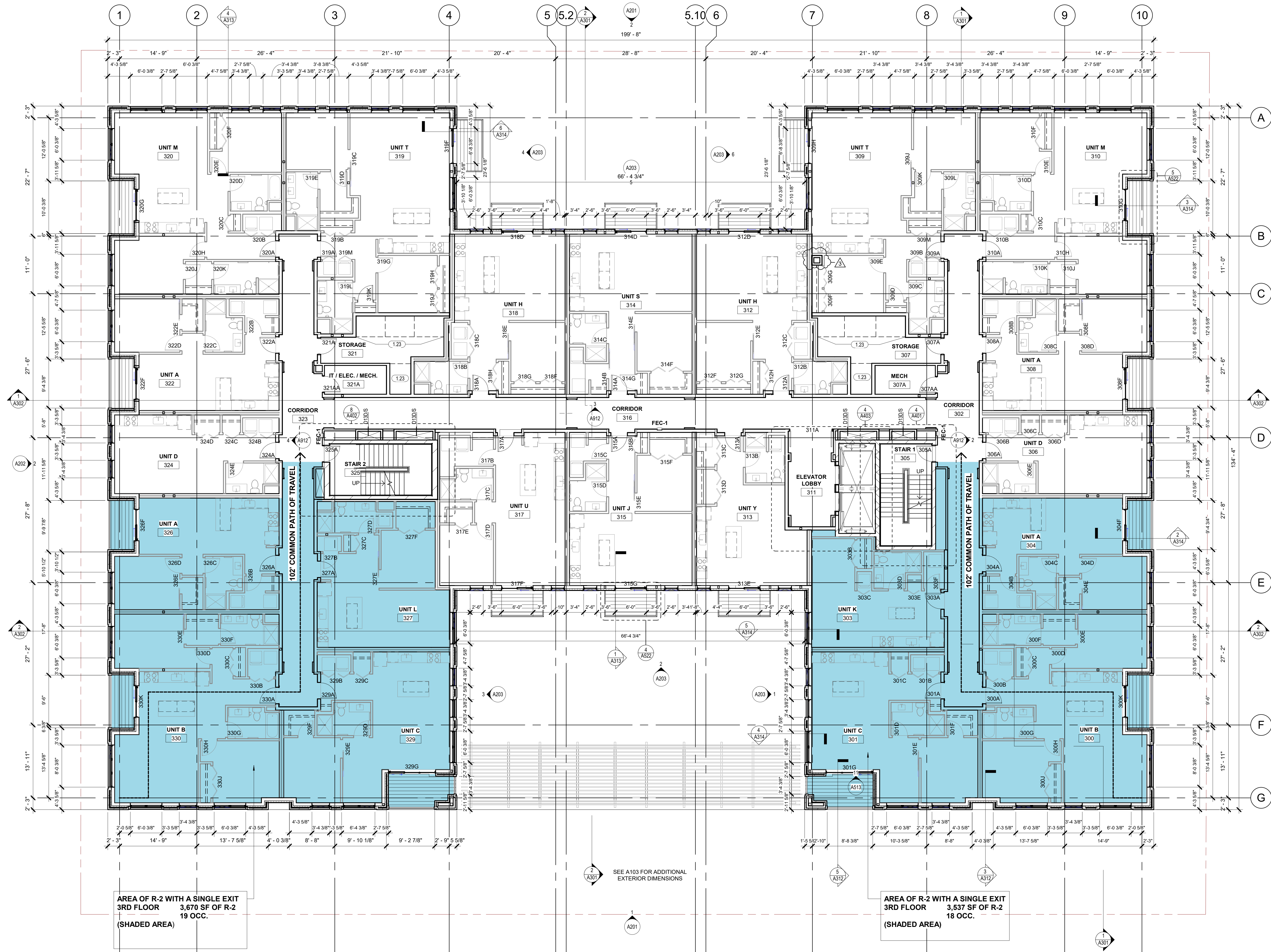
500 West Washington
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Keller Real Estate Group
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Avenue
Madison, WI
2019.25.00

DATE	ISSUANCE/REVISIONS	
10/16/20	BID DOCUMENTS	3
10/30/20	ADDENDUM 3	

1 SECOND FLOOR PLAN
A103 1/8" = 1'-0"

**SECOND FLOOR
PLAN**

Keynotes	
Key Value	Keynote Text
1.23	FULL HEIGHT CHAIN-LINK STORAGE UNIT PARTITIONS.



1 THIRD FLOOR PLAN
A104 1/8" = 1'-0"

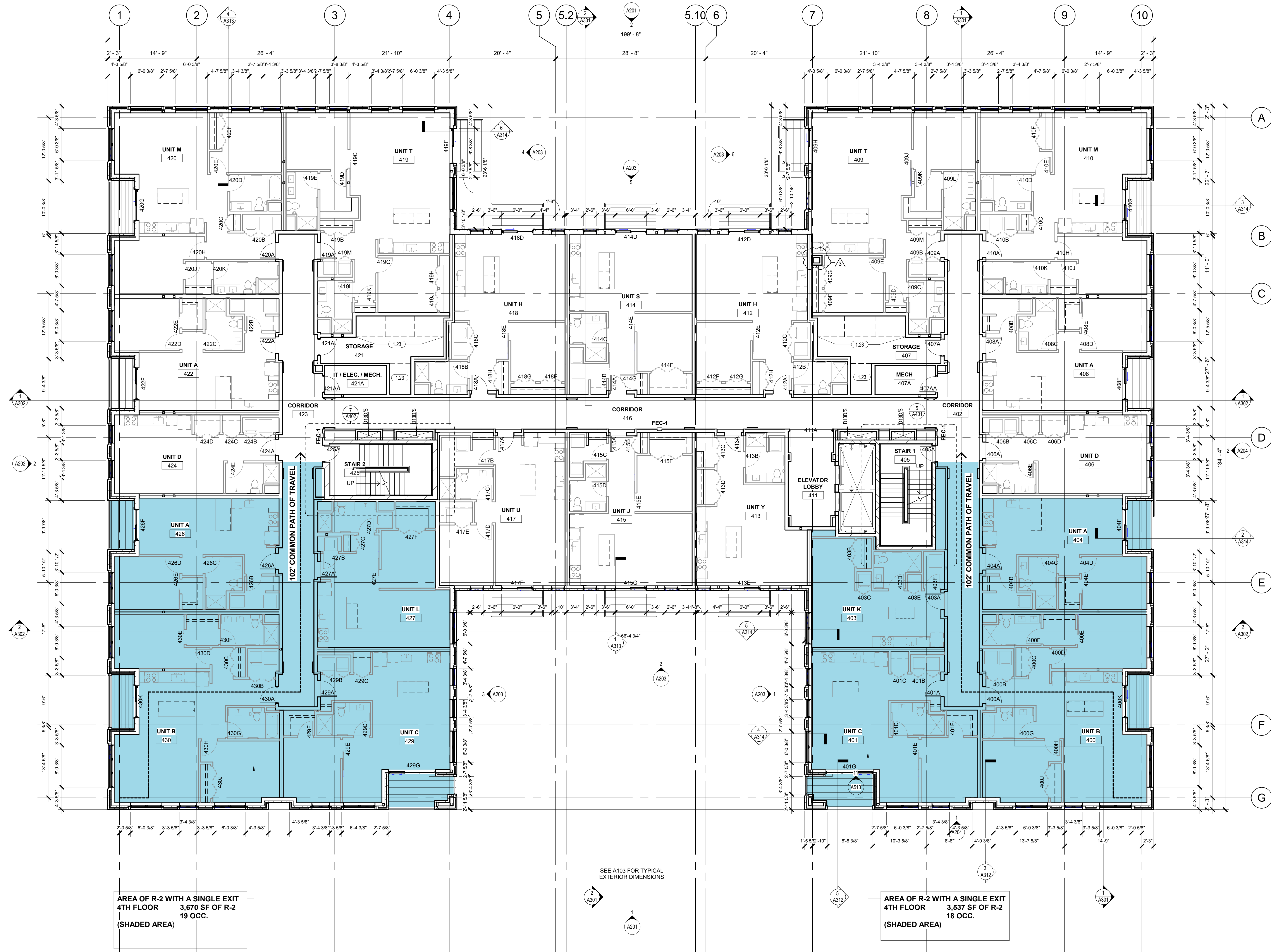
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10/16/20	BID DOCUMENTS
10/30/20	ADDENDUM 3

THIRD FLOOR PLAN

A104

Key Value	Keynote Text
1.23	FULL HEIGHT CHAIN-LINK STORAGE UNIT PARTITIONS.



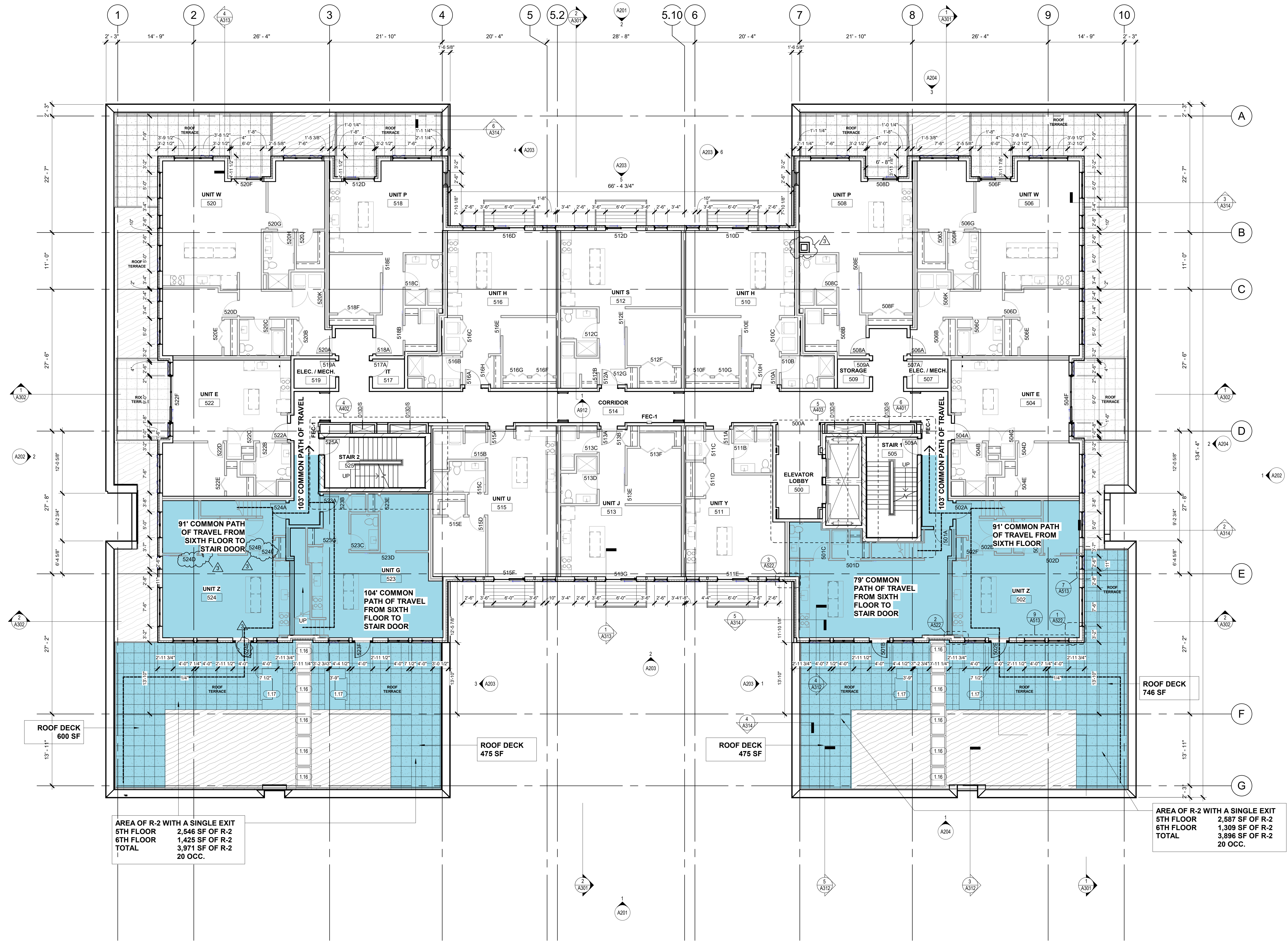
1
A105 FOURTH FLOOR PLAN
1/8" = 1'-0"

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10/16/20	BID DOCUMENTS	3
10/30/20	ADDENDUM 3	

**FOURTH FLOOR
PLAN**

Keynotes	
Key Value	Keynote Text
1.16	LANDSCAPE PLANTER, SEE LANDSCAPE DRAWINGS.



AREA OF R-2 WITH A SINGLE EXIT
5TH FLOOR 2,546 SF OF R-2
6TH FLOOR 1,425 SF OF R-2
TOTAL 3,971 SF OF R-2
20 OCC.

AREA OF R-2 WITH A SINGLE EXIT
5TH FLOOR 2,587 SF OF R-2
6TH FLOOR 1,309 SF OF R-2
TOTAL 3,896 SF OF R-2
20 OCC.

1 FIFTH FLOOR PLAN
A106 1/8" = 1'-0"

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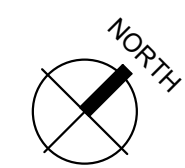
DATE	ISSUANCE/REVISIONS
10/16/20	BID DOCUMENTS
10/30/20	ADDENDUM 3



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DATE	ISSUANCE/REVISIONS
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10/30/20	ADDENDUM 3

1 SIXTH FLOOR PLAN
A107 1/8" = 1'-0"



SIXTH FLOOR PLAN

A107